159.0	0011	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,415,700 / 1,415,700
					USE VALUE:	1,415,700 / 1,415,700
					ASSESSED:	1,415,700 / 1,415,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ONYEMAH VINCENT I
Owner 2:	ONYEMAH IFEOMA C
Owner 3:	
Street 1:	48 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 4043 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	995,700		420,000	1,415,700
Total Card	0.138	995,700		420,000	1,415,700
Total Parcel	0.138	995,700		420,000	1,415,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.16 | /Parcel: 350.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106272
GIS Ref:
GIS Ref:
Insp Date: 05/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0011-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	992,100	0	6,000.	420,000	1,412,100	1,412,100	Year End Roll	12/18/2019
2019	101	FV	832,600	0	6,000.	420,000	1,252,600	1,252,600	Year End Roll	1/3/2019
2018	101	FV	180,100	0	6,000.	354,000	534,100	534,100	Year End Roll	12/20/2017
2017	101	FV	180,100	0	6,000.	324,000	504,100	504,100	Year End Roll	1/3/2017
2016	101	FV	180,100	0	6,000.	276,000	456,100	456,100	Year End	1/4/2016
2015	101	FV	168,300	0	6,000.	240,000	408,300	408,300	Year End Roll	12/11/2014
2014	101	FV	168,300	0	6,000.	222,000	390,300	390,300	Year End Roll	12/16/2013
2013	101	FV	168,300	0	6,000.	211,200	379,500	379,500		12/13/2012

!12469!

PRINT

Date	Time
12/11/20	02:33:21

LAST REV

Date	Time
04/09/19	12:29:42
jorourke	
12469	

USER DEFINED

Prior Id # 1:	106272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	70821-172		4/3/2018		1,421,000	No	No		
CORRIGAN JOHN J	69425-375		6/13/2017	Change>Sale	535,000	No	No		
CORRIGAN JOHN J	68835-330		1/30/2017	Convenience	1	No	No		
	11843-439		6/11/1970		20,800	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2017	1120	New Buil	483,000	O				
8/25/2017	1094	Demoliti	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
5/23/2018	Meas/Inspect	BS	Barbara S
2/28/2018	Permit Visit	DGM	D Mann
2/28/2018	Meas/Inspect	DGM	D Mann
11/29/2017	Permit Visit	DGM	D Mann
3/11/2009	Inspected	163	PATRIOT
12/1/2008	Measured	345	PATRIOT
2/1/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94118130
Const Adj.:	1.33636630
Adj $ / SQ:	157.220
Other Features:	123417
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1007809
Depreciation:	12094
Depreciated Total:	995715

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5		Baths: 3					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

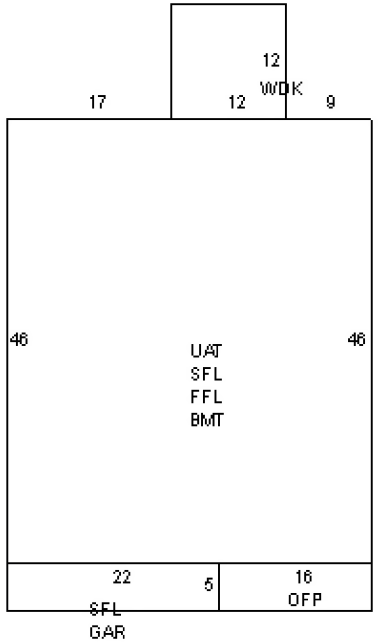
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.24
Special Features:	0	Val/Su Net:	162.56
Final Total:	995700	Val/Su SzAd	276.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,858	157.220	292,115
BMT	Basement	1,748	47.170	82,446
FFL	First Floor	1,748	157.220	274,821
UAT	Upper Attic	437	110.050	48,094
WDK	Deck	144	17.300	2,491
GAR	Garage	110	50.420	5,546
OFP	Open Porch	80	49.610	3,969
	Net Sketched Area:	6,125	Total:	709,482
Size Ad	3606	Gross Are	7436	FinArea 4043

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0011-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc